

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, March 20, 2003, 1:30 p.m., Conference No. 206, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee, Bob Ripley and Carol Walker; (Terry Young absent). Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion for approval of the minutes of the regular meeting held February 20, 2003. McKee moved approval, seconded by Berggren. Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**APPLICATION BY RUBY TUESDAY'S RESTAURANT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE H.P. LAU BUILDING, 247 N. 8<sup>TH</sup> STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:** March 20, 2003

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Tim Colwell appeared to present the application on behalf of Ruby Tuesday's. He presented new plans to the Commissioners. This application is for an awning over the patio area. The awning will be supported by a structure against the building. It will be open for 3 feet away from building. This will allow the lights to show through. The slope will need to be a bit greater than the structure to the south. This will allow the flow of moisture to be taken care of.

Berggren questioned if this will be seasonal or permanent. Mr. Colwell replied that they have received bids both ways, one would remove seasonally and one would be permanent.

**ACTION:**

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Berggren moved approval, seconded by McKee.

Helwig wondered about the winter removal. Mr. Colwell replied that the canvas and structure would be removed and stored for the winter.

Helwig further questioned the color and if it would match the awnings currently on the building. Mr. Colwell replied that the color presented is the color that matches the awnings that are on the building already. The Commission noted that their preference is for a seasonal awning.

Berggren amended his motion for the awning to be seasonal, McKee agreed as the second.

Mr. Colwell stated that the structure will be at 8 feet minimum, 20 feet north dimension from Buzzard Billy's canopy.

There was a discussion of specifics of position of columns, sidewalk, walkways—diagrams not very specific.

Ripley questioned where the south column will go, and how it fits with the existing features. Ripley believes the south column needs to be in line with Buzzard Billy's canopy, with respect to passageways and headrooms. He would recommend that the low end of the canopy be raised higher. He believes that 8 feet will be a little low. It should be above someone's reach height. 9 feet might be a minimum.

McKee believes the north end of this is defined.

Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

**APPLICATION BY RESEARCH AND DEVELOPMENT, INC. FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SULLIVAN BUILDING, 311 N. 8<sup>TH</sup> STREET, IN THE HAYMARKET LANDMARK DISTRICT**  
**PUBLIC HEARING:**

**March 20, 2003**

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer stated that there are 4 signs involved. There is a sign on the railing, the parapet, the canopy and the back.

The Commission reviewed drawings of the signs presented by the applicant.

Ripley wants to see gooseneck lighting coming down on the sign. There should be no uplight.

McKee moved approval of the Sullivan Lofts parapet sign, seconded by Helwig. Motion for approval carried 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Berggren, Francis and Walker absent.

Berggren moved approval of the caboose sign, exterior downlit, Mr. Zimmer to review final plan, seconded by McKee. Motion approved 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Berggren, Francis and Walker absent.

**APPLICATION BY NUSTYLE DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE OLD FEDERAL BUILDING, 121 N. 10<sup>TH</sup> STREET, A DESIGNATED LANDMARK**

**PUBLIC HEARING:**

**March 20, 2003**

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Todd Heistand of NyStyle Development appeared. He stated that Bahr, Vermeer, Haecker is present today to present their plans for the building. They have come up with some great ideas and concepts for the building.

Steve Weber of Bahr, Vermeer, Haecker presented drawings of the building and how it has progressed over time. He noted that the entrances will not be changed in any way. Some landscaping has been proposed to make the building less imposing to pedestrians. There will be a ramp into the building at the southwest corner for cars to go to the lower level. The comfort station is included in this, but will be coming back later with more information. A discussion was held on specific architectural elements.

Mr. Weber stated that the plan for the first floor is to essentially remove all of the 1960's partition walls that were built and return it to its original state; open area and wood floors. Ed Zimmer stated that this is a designated landmark. The applicant is pursuing a certified historic rehabilitation. The Commission and the Parks Service are both providing independent reviews of this project. The request is for a certificate of appropriateness. On a project of this scale, there might be items that will evolve and arise as the project goes on. There is some interior review.

Ripley wondered about the large window in the courtroom. This will let in a large amount of light. Is there a concern on what UV rays will do to the woodwork? This is a landmark easement space. Mr. Weber replied that they will certainly take this into consideration, it is a point well made. They will look into UV protection for the windows.

McKee questioned the artesian well in the basement. He believes that it needs to be preserved. He believes the opening is under a manhole cover in the lowest level. Mr. Heistand replied that they will look into it. It sounds fascinating.

More details of the interior of the building were discussed.

**ACTION:**

**March 20, 2003**

Mr. Zimmer stated that the elevation of the rear dock, some landscaping and the comfort station are still under development.

Berggren believes it is inappropriate to issue a certificate of appropriateness when there are so many things that he wants to see and review for a lot more detail. No mistakes have been made, but he wants to see the landscaping plan, light fixtures, dock elevation, amongst many other items.

Mr. Heistand stated that they are trying to make sure that this Commission's standards aren't going to conflict with the Parks Service standards.

Mr. Zimmer stated that this is an ongoing process. The Commission will see further developments in more detail as they come along. This would be an approval to what they have seen today. There will be many amendments as the plans get more specific.

Ripley stated that the dock is a concern, the easement areas need more detail, he shares McKee's concern for preservation of the artesian well in the basement and the landscaping needs more review.

Berggren would rather withhold the certificate of appropriateness until all details have been seen. He would support a motion for approval of the plans today as schematic drawings. The construction drawings would come next.

Mr. Heistand stated that they are shooting for a date of April 15, 2003 for some demolition.

Berggren made a motion for approval of the drawings presented as a schematic design including demolition, anticipating review as materials develop, preferably to appear before HPC on a monthly basis, seconded by McKee. Motion carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

**APPLICATION BY JON CAMP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE VIETH BUILDING, 816 'P' STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**March 20, 2003**

Members present: Berggren, Helwig, McKee and Ripley; Francis, Walker and Young absent.

Mr. Zimmer stated that the signs requested are consistent with signs previously approved for the building. No action is needed on this item.

**APPLICATION BY JAY SHAEFFER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE RIDNOUR BUILDING, 809 'P' STREET IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**March 20, 2003**

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Jay Shaeffer appeared to present the application. There are 2 panes of glass, 4' x 6'10". In one of those windows, they are proposing a 2' x 3'6" sign, consistent with their business card.

Berggren wondered what material the sign would be made out of. Mr. Shaeffer replied that this will be a vinyl sign.

Walker questioned if the green color presented, will be the color of the sign. Mr. Shaeffer replied that it is.

Helwig wondered where the sign would be located. Mr. Shaeffer replied that they are not picky. They will be happy to put the sign wherever the Commission sees as best.

Berggren remembers this space as being somewhat elevated from the pedestrian walk. Mr. Shaeffer would propose in the lower third of the window. Berggren would agree.

Mr. Zimmer stated that this sign will be on the inside of the window.

**ACTION:**

**March 20, 2003**

Berggren made a motion for approval, seconded by Helwig. Motion for approval carried 6-0: Berggren, Francis, Helwig, McKee, Ripley and Walker voting 'yes'; Young absent.

**APPLICATION BY J.J. CAT, INC., DBA BREWSKY'S FOOD AND SPIRITS, FOR A  
CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE CANDY FACTORY, 201  
N. 8<sup>TH</sup> STREET, IN THE HAYMARKET LANDMARK DISTRICT**

**PUBLIC HEARING:**

**March 20, 2003**

Members present: Berggren, Francis, Helwig, McKee, Ripley and Walker; Young absent.

Dennis Plachy of Capitol Sign appeared to present the application. He presented drawings of the proposed sign. It is open faced channel with open neon. The can will be about 8-10 inches with the letters applied to the surface. It is about the same square footage as the Fox and Hound sign, just different dimensions.

Berggren wondered if this will be the only sign. Mr. Plachy replied that there is an oval sign in the window that they will probably just replace "Fox and Hound" with "Brewsky's".

**ACTION:**

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Francis moved approval of the sign deducting the 'est. 1990', seconded by Walker.

Berggren is concerned about the scale. Ripley shares Berggren's concerns. Mr. Zimmer would submit that this is a 2 story sign on a 4 story building.

Motion failed 3-3: Francis, Ripley and Walker voting 'yes'; Berggren, Helwig and McKee voting 'no'; Young absent.

Mr. Zimmer suggested moving 'food and spirits' vertically with the 'Brewsky's'.

Berggren stated that most signs in the Haymarket are horizontal and are flush with the building. A sign is an important investment. He can see something horizontally between the second and third floor.

Berggren would like to see the applicant get the sign above the door. Mr. Zimmer would see the sign above the door as no material effect. The Commissioners agreed.

Brian Kitten stated that he will get together with the sign company and re-submit a new sign proposal.

**DISCUSSION ITEMS:**

- Mr. Zimmer stated that the Planning Dept. has received a request from Bob Ripley for a street name change. It would change S. 15<sup>th</sup> St. from 'A' to 'H' Street as Goodhue Blvd.

Ripley stated that his premise is for the obvious association with the State Capitol as the architect. This is the only leg of the Capitol Environs district left today that Goodhue would recognize. He would like to create a greater sense of place.

- Mr. Zimmer stated that Change of Zone No. 3397 appeared before Planning Commission yesterday. They approved it 9-0. It moves on to City Council.

Ripley observed that when you have the broad ownership support that this neighborhood does, it is wonderful to support this application.

Berggren moved for a Resolution in support of this change of zone, seconded by McKee. Motion approved 4-0: Berggren, Helwig, McKee and Ripley voting 'yes'; Francis, Walker and Young absent.

- Mr. Zimmer raised a question posed to him by Parks and Recreation Dept. about permanently loaning the architectural fragments of Lincoln Normal University (now on Roberts Park) to Madonna Hospital, which stands on the Lincoln Normal campus. Questions were raised as to the public accessibility of the items on the Madonna site, as they may be slated for an interior courtyard. Ripley would like to see a site plan. The Commission agreed that this item needs to come back with more information.

There being no further business, the meeting was adjourned at 4:20 p.m.